



GAIL FARBER, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331


<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

26 August 18, 2015


PATRICK OZAWA
ACTING EXECUTIVE OFFICER

August 18, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**CONSTRUCTION CONTRACT
DEPARTMENT OF BEACHES AND HARBORS
MARINA BEACH GENERAL IMPROVEMENTS PROJECT
ESTABLISH CAPITAL PROJECT
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
SPECS. 7332; CAPITAL PROJECT NO. 88995
(FOURTH DISTRICT)
(3 VOTES)**

SUBJECT

Approval of the recommended actions will find the proposed Marina Beach General Improvements project exempt from the California Environmental Quality Act; establish and approve the capital project; approve the Project Budget and Appropriation Adjustment; and authorize the Department of Public Works to deliver the project using a Board-approved job order contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Marina Beach General Improvements project exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Establish and approve the Marina Beach General Improvements project, Capital Project No. 88995, with a total project budget of \$5,580,000.
3. Approve the Appropriation Adjustment to transfer \$5,432,000 from the Marina Accumulative Capital Outlay Fund to the Fiscal Year 2015-16 Capital Projects/Refurbishment Budget, under Capital Project No. 88995, to complete funding for the Marina Beach General Improvements project.

4. Authorize the Department of Public Works to deliver the project using a Board-approved job order contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the proposed Marina Beach General Improvements project exempt from the California Environmental Quality Act (CEQA); establish and approve the capital project; approve the Project Budget and Appropriation Adjustment; and authorize the Department of Public Works to deliver the Project using a Board-approved job order contract (JOC).

Project Background and Description

Marina Beach is a half-mile stretch of sandy beach located at the end of Basin D in Marina del Rey. Public amenities at the beach facility include a parking lot area, a restroom building, a picnic pavilion with covered picnic shelters, and an asphalt-paved waterfront promenade. The picnic pavilion and restroom were originally constructed in 1963, and no significant upgrades or improvements have been made to these facilities since they were originally opened. These facilities are in poor condition from heavy usage and exposure to the elements over the years and are in need of refurbishment. The asphalt parking lot area was recently resurfaced and restriped to meet current Americans with Disabilities Act requirements.

The proposed project will consist of refurbishing the existing restroom building with a more contemporary design, including reconfiguring and renovating the interior space for Americans with Disabilities Act compliance, replacing the entire roof structure, and cladding the exterior masonry walls with painted plaster, cement board siding, and expanded perforated metal panels; removing and replacing the covered group picnic shelters with similar contemporary structures, including the benches and barbeque grills; resurfacing the waterfront promenade with integral colored concrete and interlocking pavers; and repairing and enhancing the existing landscaped areas with bioswale planters.

The Department of Beaches and Harbors completed the preliminary schematic design using a Public Works' Board-approved, as-needed consultant to help establish the scope, budget, and schedule for the project. Public Works will complete the design using the same as-needed consultant and construction of the improvements using a Board-approved JOC. It is anticipated that construction will begin in September 2016 and be completed in May 2017.

Green Building/Sustainable Design Program

The project will support the Board's Green Building/Sustainable Design Program by incorporating water-efficient plumbing fixtures and energy-efficient lighting fixtures as part of the remodeled restroom building and picnic pavilion and bioswale planters as part of the landscaping to capture, filter, and infiltrate stormwater runoff from the parking lot, building roof, and promenade.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1), Community Support and Responsiveness (Goal 2), and Integrated Services Delivery (Goal 3). These recommended actions support the Strategic Plan by investing in public infrastructure that will enhance cultural and recreational opportunities for County of Los Angeles residents and visitors.

FISCAL IMPACT/FINANCING

The total project cost, including plans and specifications, plan check, construction, consultant services, miscellaneous expenditures, civic art, and County services, is currently estimated at \$5,580,000. The Project Schedule and Budget Summary are detailed in Enclosure A.

The preliminary schematic design costs of \$148,000 were funded from the Fiscal Year 2014-15 Marina Accumulative Capital Outlay Fund. Approval of the Appropriation Adjustment (Enclosure B) will transfer \$5,432,000 from the Marina Accumulative Capital Outlay Fund to the Fiscal Year 2015-16 Capital Projects/Refurbishment Budget, under Capital Project No. 88995, to complete funding for the project.

Operating Budget Impact

Beaches and Harbors does not anticipate any one-time, start-up costs or an increase in ongoing maintenance and operational costs as a result of the project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The project design concept was presented to and approved by the Marina del Rey Design Control Board in April 2015.

In accordance with the Board's Civic Art Policy adopted on December 7, 2004, and amended on December 15, 2009, the proposed project budget includes 1 percent of design and construction costs to be allocated to the Civic Art Fund.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from CEQA. It consists of refurbishing the existing restroom building, picnic pavilion, waterfront promenade, and landscaping at Marina Beach. The proposed project is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets criteria set forth in Sections 15301 (a), (c), (d), (f), (h), and (l); 15302 (b) and (c); and 15304 (b) of the CEQA Guidelines, and Classes 1(c), (d), (f), (h), (i), (j), and (s); 2(a), (b), and (e); and 4(c) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for repair, renovation, and minor alterations of existing facilities with negligible or no expansion of an existing use; and replacement of existing facilities with new facilities of substantially the same size, purpose, and capacity. No tree removal is included. Additionally, the project is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances or other limiting factors that would make the exemption inapplicable based on the project records.

Upon the Board's approval of the project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the CEQA Guidelines.

CONTRACTING PROCESS

Public Works will utilize one of its as-needed consultants, Frank R. Webb Architects, Inc., to complete the project design, and will carry out the construction using a Board-approved JOC.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects.

Marina Beach will remain open to the public during construction, and the contractor will be required to coordinate its construction activities with the County to minimize disruption of public access to the facilities. In addition, temporary restroom facilities will be provided for use by the general public during construction.

CONCLUSION

Please return one adopted copy of this Board letter to the Department of Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER
Director

GF:DPH:mae

Enclosures

c: Arts Commission
Department of Beaches and Harbors
Chief Executive Office (Capital Programs
Division)
County Counsel
Executive Office

August 18, 2015

ENCLOSURE A

**DEPARTMENT OF BEACHES AND HARBORS
MARINA BEACH GENERAL IMPROVEMENTS PROJECT
ESTABLISH CAPITAL PROJECT
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT
SPECS. 7332; CAPITAL PROJECT NO. 88995**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Construction Documents	02/29/16
Jurisdictional Approvals	05/26/16
Construction Award	08/25/16
Construction Start	09/12/16
Substantial Completion	05/31/17
Final Acceptance	07/27/17

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Low Bid Construction Contract	\$0
Job Order Contract	\$3,800,000
Change Orders	570,000
Departmental Crafts	0
Youth Employment	0
Construction Consultants	0
Telecomm Equip – Affixed to Building	0
Civic Arts	42,500
Miscellaneous Fees (Gordian Group)	45,000
Other: Utility Connection Fees	10,500
Subtotal	\$4,468,000
Programming/Development	\$ 0
Plans and Specifications	\$ 452,000
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	20,000
Geotech/Soils Report and Soils Testing	25,000
Material Testing	30,000
Cost Estimating	0
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Environmental	0
Legal	0
Construction/Change Order	0
Subtotal	\$ 75,000
Miscellaneous Expenditures	\$ 10,000
Jurisdictional Review/Plan Check/Permits	\$ 30,000
County Services	
Code Compliance and Quality Control Inspection	\$ 125,000
Design Review	20,000
Design Services	0
Contract Administration	30,000
Project Management	250,000
Project Management Support Services	0
Consultant Contract Recovery	50,000
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	50,000
ISD-Countywide Contract Compliance Section	20,000
Legal	0
Subtotal	\$ 545,000
TOTAL	\$5,580,000

August 18, 2015

ENCLOSURE B

**MARINA BEACH GENERAL IMPROVEMENTS PROJECT
APPROVE PROJECT AND BUDGET
APPROVE RELATED APPROPRIATION ADJUSTMENT
SPECS. 7332; CAPITAL PROJECT NO. 88995**

APPROPRIATION ADJUSTMENT

(See Enclosure)

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF BEACHES AND HARBORS

DEPT'S.
NO. 055

August 18, 2015

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2015-16

3 - VOTES

SOURCES

MARINA REPLACEMENT ACO FUND
MA2-BH-2000-65296
SERVICES AND SUPPLIES - \$5,432,000
DECREASE APPROPRIATION

USES

MARINA DEL REY ACO
MARINA BEACH GENERAL IMPROVEMENTS PROJECT
MA2-CP-6014-65051-88995
CAPITAL ASSETS - B&I - \$5,432,000
INCREASE APPROPRIATION

SOURCES TOTAL: \$ 5,432,000

USES TOTAL: \$ 5,432,000

JUSTIFICATION

Reflects the transfer of appropriation from the Marina Accumulative Capital Outlay Fund services and supplies budget to fund the Marina Beach General Improvements Project (CP#88995).

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Adriana Zarate-Lee
AUTHORIZED SIGNATURE Adriana Zarate-Lee, Head, Financial Services

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

26

AUG 18 2015

Patrick Ogawa
PATRICK OGAWA
ACTING EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR --☐ ACTION☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY

B.A. NO. 015

[Signature]
August 4 20 15

☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

[Signature]
August 4 20 15